Clay County, Missouri
Land Survey Document

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N 26535 JUL 12 1994

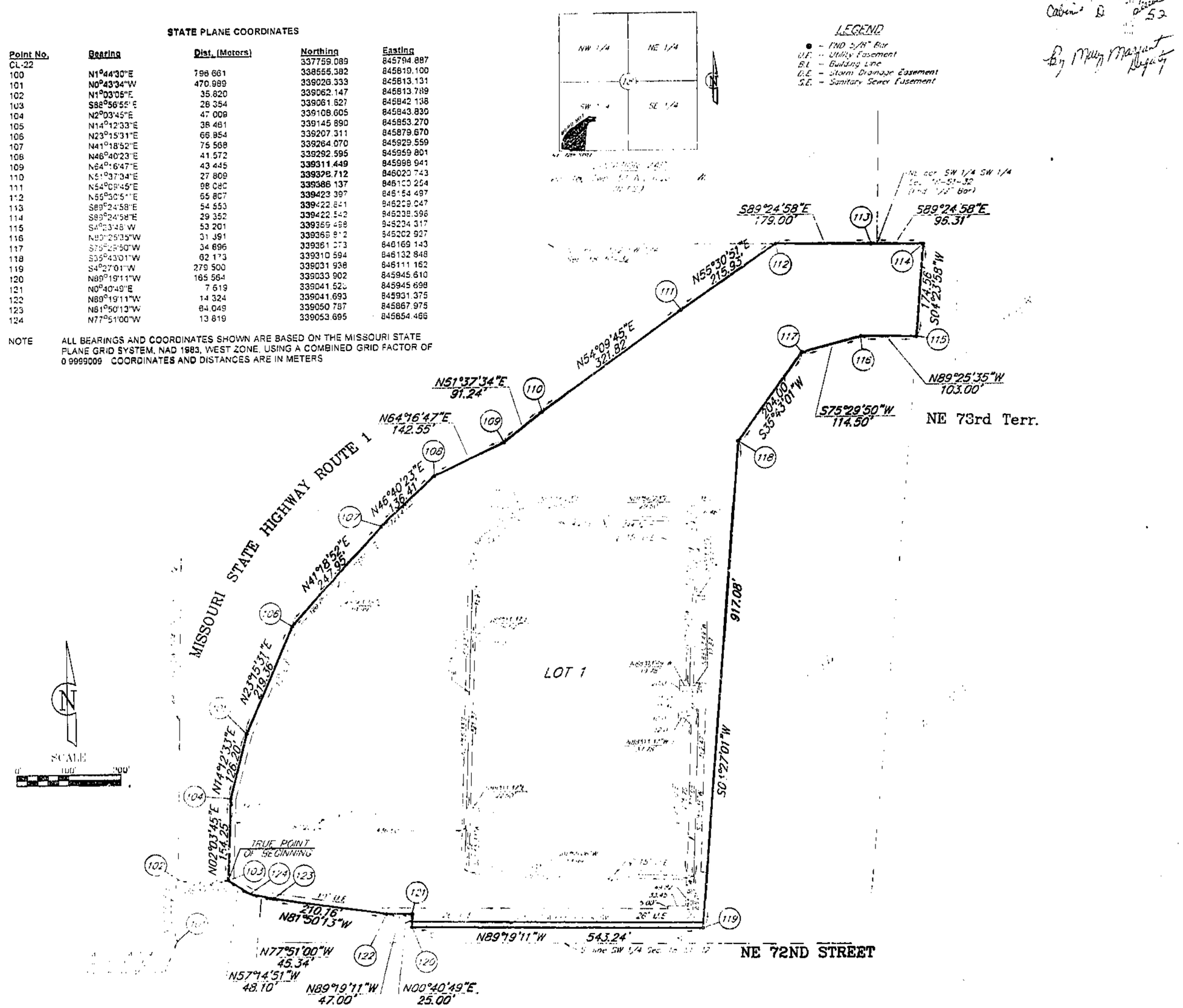
WALTON'S ADDITION

A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

STATE PLANE COORDINATES

Point No.	Bearing	Dist. (Meters)	Northing	Easting
CL-22			337759.089	845794.887
100	N19°44'30"E	796.661	338555.382	845810.100
101	N0°43'34"W	470.989	339026.333	845813.131
102	N1°03'05"E	35.620	339062.147	845813.789
103	S88°56'55"E	28.354	339061.827	845842.138
104	N2°03'45"E	47.009	339108.605	845843.830
105	N14°12'33"E	38.461	339145.890	845853.270
106	N23°15'31"E	66.954	339207.311	845879.670
107	N41°18'52"E	75.568	339264.070	845929.559
108	N46°40'23"E	41.572	339292.595	845959.801
109	N54°16'47"E	43.445	339311.449	845998.941
110	N51°37'34"E	27.809	339326.712	846020.743
111	N54°09'45"E	98.080	339386.137	846100.264
112	N55°30'51"E	65.807	339423.397	846154.497
113	S89°24'58"E	54.553	339422.841	846209.047
114	S89°24'58"E	29.352	339422.542	846238.396
115	S4°03'48"W	53.201	339369.498	846234.917
116	N89°25'35"W	31.491	339368.812	846202.927
117	S75°29'50"W	34.696	339361.273	846169.143
118	S35°43'01"W	62.173	339310.594	846132.848
119	S4°27'01"W	279.500	339031.938	846111.162
120	N89°19'11"W	165.564	339033.902	845945.610
121	N0°40'49"E	7.619	339041.520	845945.698
122	N89°19'11"W	14.324	339041.693	845931.375
123	N81°50'13"W	64.049	339050.787	845867.975
124	N77°51'00"W	13.819	339053.695	845854.466

NOTE ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9999009 COORDINATES AND DISTANCES ARE IN METERS



LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 18, Township 51, Range 32, Gladstone, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest Corner of the Southwest Quarter of said Section 18, thence North 1°03'05" East, along the West line of said Southwest Quarter, 117.53 feet; thence South 88°56'55" East, 93.04 feet to a point on the Easterly right-of-way line of Missouri Highway Route 1, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence North 2°03'45" East, along said right-of-way line, 154.25 feet; thence North 14°12'33" East, along said right-of-way line, 126.20 feet; thence North 23°15'31" East, along said right-of- way line, 219.38 feet; thence North 41°18'52" East, along said right-of-way line, 247.95 feet; thence North 46°40'23" East, along said right-of-way line, 136.41 feet; thence North 54°16'47" East, along said right-of-way line, 142.55 feet; thence North 51°37'34" East, along said right-of-way line, 91.24 feet; thence North 54°09'45" East, along said right-of-way line, 321.82 feet; thence North 55°30'51" East, along said right-of-way line, 215.93 feet to a point on the North line of the South One-Half of said Southwest Quarter; thence South 89°24'58" East, along said North line, 179.00 feet to the Northeast Corner of the Southwest Quarter of said Southwest Quarter; thence continuing South 89°24'58" East, 96.31 feet to the Northwest Corner of FALL TIMBER, a subdivision of land in the City of Gladstone, Clay County, Missouri; thence South 4°03'48" West, along the Westerly line of said FALL TIMBER, 174.56 feet; thence North 89°25'35" West, 103.00 feet; thence South 75°29'50" West, 114.50 feet; thence South 35°43'01" West, 204.00 feet; thence South 4°27'01" West, 917.08 feet to a point on the North right-of-way line of Northeast 72nd Street, as now established; thence North 89°19'11" West, along said right-of-way line, 543.24 feet; thence North 0°40'49" East, along said right-of-way line, 25.00 feet; thence North 89°19'11" West, along said right-of-way line, 47.00 feet; thence North 81°50'13" West, along said right-of-way line, 210.16 feet; thence North 77°51'00" West, along said right-of-way line, 45.34 feet; thence North 57°14'51" West, 48.10 feet to the True Point of Beginning. Containing 19.522 acres (850,358.951 square feet), more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

WALTON'S ADDITION

EASEMENTS: An easement is hereby granted to Gladstone, Missouri, and to the utility companies franchised to operate in Gladstone, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Gladstone, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Community Services.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

IN TESTIMONY WHEREOF: WAL-MART STORES, INC., an Arkansas corporation licensed to do business in the State of Missouri, has caused these presents to be signed this 21st day of June, 1994

WAL-MART STORES, INC.

BY _____
Patrick E. Peery
Vice President of Real Estate

STATE OF Arkansas
COUNTY OF Benton } SS:

Be it remembered that on this 21st day of June, 1994, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Patrick E. Peery, to me personally known, who being by me duly sworn, did say that he is Vice President of Real Estate of WAL-MART STORES, INC., an Arkansas corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Patrick E. Peery acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: _____ Notary Public

BENTON COUNTY NOTARY PUBLIC STATE OF ARKANSAS

CITY PLAN COMMISSION:

APPROVED: 5-16-94

Chairman: Vince Saladino

CITY COUNCIL

APPROVED: 5-23-94 ord. 3.384

Mayor: George Nooter

City Clerk: Marilyn F. Ahnefeld

CITY OF GLADSTONE CORPORATE SEAL MISSOURI

This plat and survey of WALTON'S ADDITION were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of WALTON'S ADDITION, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

6-6-94
Date

Signed: W. Jonas Schowe
W. Jonas Schowe, RLS# 1989

9/2/94 9:11

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
5577 NW. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320